

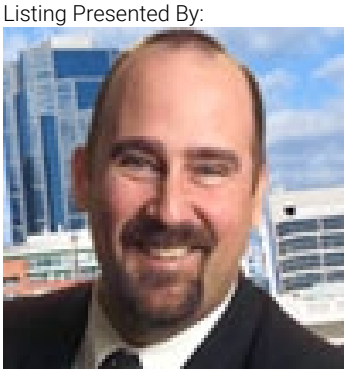
605 Nolan Hill Boulevard Calgary Alberta

$709,990

Welcome to this exceptional FORMER SHOW SUITE in the sought-after community of Nolan Hill! Proudly offered by the ORIGINAL OWNERS, this beautifully maintained 3-bedroom, 2.5-bathroom home combines quality craftsmanship, premium builder upgrades, and an unbeatable location. Step inside to a bright, open-concept layout featuring hardwood flooring, quartz countertops throughout, built-in kitchen appliances, and an elegant kitchen designed for both everyday living and entertaining. Upstairs, the impressive vaulted ceiling bonus room is enhanced by a skylight, filling the space with an abundance of natural light and creating the perfect setting for family movie nights, a home office, or a children's play area. CENTRAL AIR CONDITIONING ensures year-round comfort. Adding even more value and peace of mind, the home features a FULL ROOF REPLACEMENT, along with NEW EAVESTROUGHS AND DOWNSPOUTS (2025), providing a significant exterior upgrade for years to come. The home also features an attached double garage and an unfinished basement, offering endless possibilities to create additional living space, a home gym, or extra bedrooms to suit your family's needs. Perfectly positioned directly across from a beautiful park and playground, you'll enjoy peaceful views and easy access to green space right outside your front door. A bus stop is just steps away, making commuting convenient, while the FUTURE K-9 SCHOOL, anticipated within the next three years, adds tremendous value for growing families looking to put down roots in this thriving community. Located close to shopping (Costco, T&T etc) restaurants, playgrounds, walking paths, and major roadways, this home offers the perfect balance of comfort, convenience, and lifestyle.Don't miss this rare opportunity to own one of Nolan Hill's most desirable homes--showcasing premium builder upgrades, a rare skylit vaulted bonus room, recen...

4pc Bathroom 8.17 Ft x 4.92 Ft
5pc Bathroom 9.25 Ft x 8.58 Ft
Bedroom 10.50 Ft x 12.83 Ft
Bedroom 12.08 Ft x 10.00 Ft
Family room 19.25 Ft x 14.58 Ft
Laundry room 5.33 Ft x 6.42 Ft
Storage 12.92 Ft x 37.00 Ft
2pc Bathroom 4.92 Ft x 4.75 Ft
Dining room 10.50 Ft x 13.50 Ft
Kitchen 19.00 Ft x 10.50 Ft
Living room 12.42 Ft x 15.58 Ft
Other .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:
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RE/MAX Realty Professionals

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Phone: 403-259-4141
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Primary Bedroom 13.42 Ft x 13.92 Ft

Other 9.25 Ft x 7.33 Ft

Pantry .00 Ft x .00 Ft